

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13914
 MEPA Analyst: Beiony Angus
 Phone: 617-626-1029

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: The Shoppes at Bellingham		
Street: Hartford Avenue		
Municipality: Bellingham	Watershed: Charles River	
Universal Transverse Mercator Coordinates:	Latitude: 42.086N Longitude: 71.475W	
Estimated commencement date: Nov. 2007	Estimated completion date: 2008	
Approximate cost: \$100,000,000	Status of project design: 10 %complete	
Proponent: W/S Development Associates, LLC		
Street: 1330 Boylston Street		
Municipality: Chestnut Hill	State: MA	Zip Code: 02467
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Edward Hutchinson		
Firm/Agency: Rizzo Associates, Inc.	Street: One Grant Street	
Municipality: Framingham	State: MA	Zip Code: 01701-9005
Phone: 508-903-2078	Fax: 508-903-2001	E-mail: ehutchinson@rizzo.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. 12035) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- | | | |
|--|------------------------------|--|
| a Single EIR? (see 301 CMR 11.06(8)) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Special Review Procedure? (see 301CMR 11.09) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): **None**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: **Local permits include Development Plan Review, Definitive Subdivision Plan and an Order of Conditions. Federal permits include a National Pollutant Discharge Elimination System Permit and Section 401/404 of the Clean Water Act permits.**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Groundwater Discharge Permit
Total site acreage 200 Ac. Approx. 88 Acres will remain undeveloped	(Ph. 1) 57.8 (Ph. 2) 53.9			
New acres of land altered		(Ph. 1) 49.0 (Ph. 2) 26.4		
Acres of impervious area	(Ph. 1) 0.46 (Ph. 2) 0.91	(Ph. 1) 38.54 (Ph. 2) 23.59	(Ph. 1) 39.0 (Ph. 2) 24.5	
Square feet of new bordering vegetated wetlands alteration		(Ph. 1) 4,925		
Square feet of new other wetland alteration		(Ph. 1) 73,325 (Ph. 2) 7,224		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	(Ph. 1) 1,307 (Ph. 2) 954	(Ph. 1) 548,693 (Ph. 2) 599,046	(Ph. 1) 550,000 (Ph. 2) 600,000	
Number of housing units	0	0	0	
Maximum height (in feet)	0	35	35	
TRANSPORTATION				
Vehicle trips per day	0	(Ph. 1) 20,600 (Ph. 2) 4,200	(Ph. 1) 20,600 (Ph. 2) 4,200	
Parking spaces	0	(Ph. 1) 2306 (Ph. 2) 2415	(Ph. 1) 2306 (Ph. 2) 2415	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	(Ph. 1) 55,000 (Ph. 2) 28,000	(Ph. 1) 55,000 (Ph. 2) 28,000	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	(Ph. 1) 100,000 (Ph. 2) 45,000	(Ph. 1) 100,000 (Ph. 2) 45,000	
Length of water/sewer mains (in miles)	0	1.2 (Water)	1.2 (Water)	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

- Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

W/S Development Associates, LLC is proposing a lifestyle center on a site located south of the intersection of Hartford Avenue (Route 126) and Interstate 495 in Bellingham (Figure 1). This project is part of a two-phase mixed-use development on an approximate 200-acre site. Approximately 112 acres are part of this development. The retail and restaurant portion of the project, the Shoppes at Bellingham, will be Phase 1 of the overall development. Phase 2, to be developed subsequently, consists of an office development. W/S Development, LLC will analyze the impacts of the entire project during MEPA review. An Existing Conditions plan is shown as Figure 2.

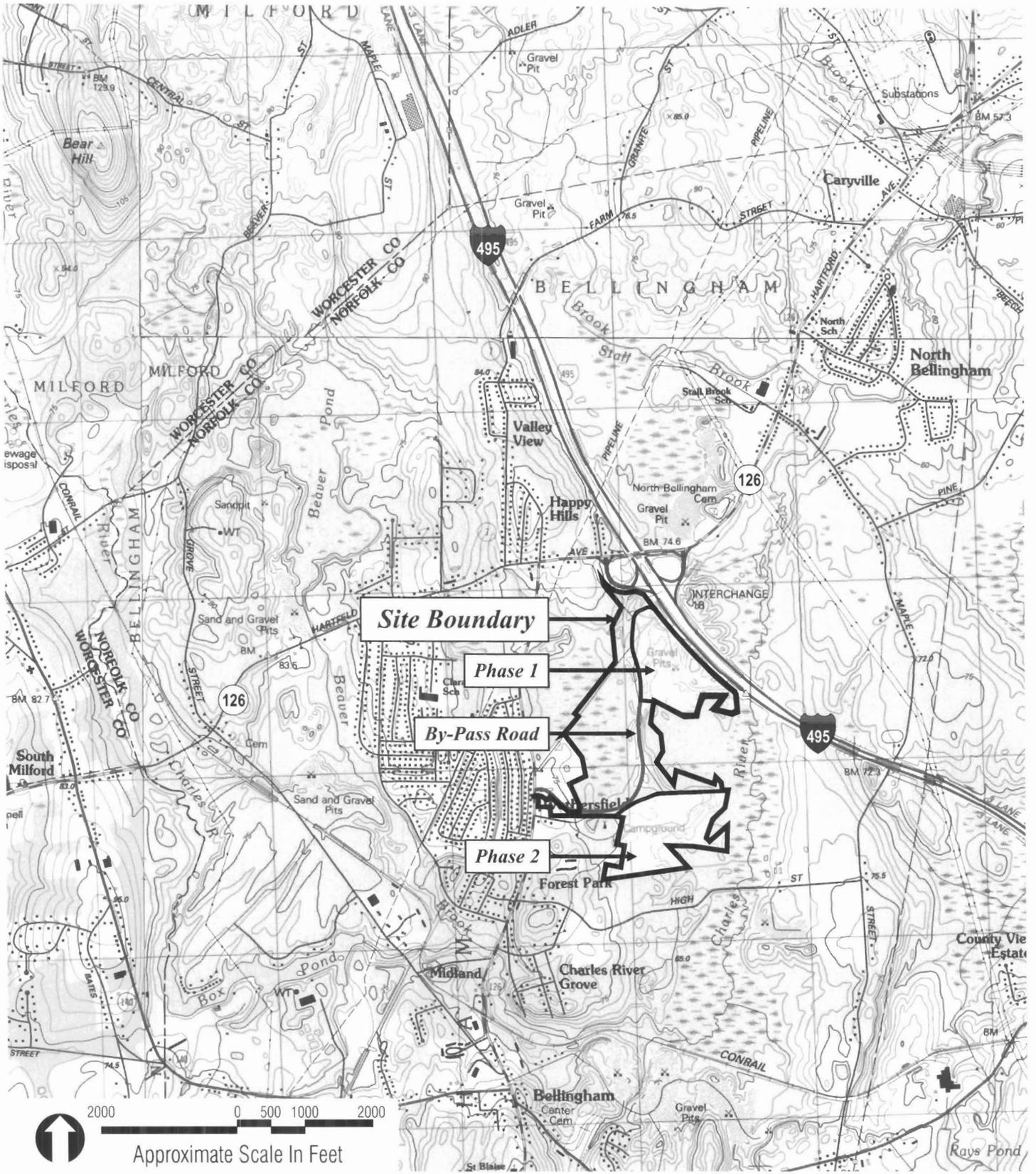
The Shoppes at Bellingham (Phase 1, Figure 3) is comprised of twelve buildings consisting of approximately 481,000 square feet (sf) of retail space, 165,000 sf of which will be on a second level; 53,500 sf of full service, sit down restaurants; and 15,500 sf of quick, casual restaurants. Phase 1 also includes 2,306 parking spaces. Phase 2 (Figure 3) includes a 198,000 sf, four story office building, a 162,000 sf, four story office building, a 124,800 sf, four story office building, a 115,200 sf, four story office building, and 2,415 parking spaces.

Access to both Phase 1 and Phase 2 will be provided by way of a proposed by-pass road from North Main Street. The proposed by-pass road will also connect to the proposed improvements at the Route 126/Interstate 495 Interchange, a Massachusetts Highway Department project. These improvements are part of a public/private partnership. The interchange improvements, while not part of this proposed development, are proposed, subject to MassHighway approval, as potential mitigation for traffic impacts from the proposed lifestyle center.

The proposed interchange improvements include relocation of the existing I-495 southbound/Route 126 interchange to a point slightly south of Hartford Avenue, eliminating left turns between the ramps and Route 126, and constructing a new on ramp from Route 126 southbound to I-495 northbound, which will eliminate a left turn onto the existing northbound ramp.

The proposed by-pass road will result in a bypass of the existing Route 126. The by-pass would significantly reduce the existing turn volumes at the Hartford Avenue /North Main Street intersection. The project creates an opportunity to implement additions on a long-range plan to increase north-south roadway capacity in the Town to serve regional traffic demands, and supports future commercial development along the I-495 corridor that will contribute to the local and state tax base.

While the interchange improvements are not part of this project, activities proposed in wetlands for both projects will be permitted as a single and complete project under Section 404/401. Mitigation will be designed and constructed comprehensively for the wetland impacts.



The Shoppes at Bellingham
 Route 126
 Bellingham, Massachusetts

